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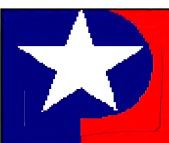
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0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 2,347,900 / 2,347,900
USE VALUE: 2,347,900 / 2,347,900
ASSESSED: 2,347,900 / 2,347,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-39		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEES SUSAN W/TRUSTEE	
Owner 2: 37-39 JASON ST REALTY TRUST	
Owner 3:	

Street 1: 39 JASON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEES ERIC -	
Owner 2: LEES SUSAN W -	
Street 1: 37-39 JASON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .472 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 5202 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 7 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land
	J Code
	Fact
	Use Value
	Notes

104	Two Family	20570	Sq. Ft.	Site	0	90.	0.50	10														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	20570.000	1,414,500		933,400	2,347,900		83554
							GIS Ref
							GIS Ref
							Insp Date
							09/01/15

PREVIOUS ASSESSMENT								Parcel ID	129.0-0001-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,414,500	0	20,570.	933,400	2,347,900		Year end	12/23/2021
2021	104	FV	1,347,600	0	20,570.	933,400	2,281,000		Year End Roll	12/10/2020
2020	104	FV	1,347,500	0	20,570.	933,400	2,280,900		Year End Roll	12/18/2019
2019	104	FV	1,075,800	0	20,570.	985,200	2,061,000		Year End Roll	1/3/2019
2018	104	FV	1,075,800	0	20,570.	726,000	1,801,800		Year End Roll	12/20/2017
2017	104	FV	1,007,700	0	20,570.	694,900	1,702,600		Year End Roll	1/3/2017
2016	104	FV	1,007,700	0	20,570.	643,000	1,650,700		Year End	1/4/2016
2015	104	FV	725,900	0	20,570.	539,300	1,265,200		Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LEES ERIC,	70632-580	2/15/2018	Convenience			1	No	No							
MEEHAN JAMES W	43769-538	9/24/2004				1,245,000	No	No	N						
	11356-359	1/1/1901	Family				No	No	N						

BUILDING PERMITS																ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
10/4/2018	1454	Wood Dec	4,000	C					9/23/2021	Mail Update	MM	Mary M							
7/30/2018	1059	AbvGrd.	6,450	C					9/1/2015	Meas/Inspect	PC	PHIL C							
1/20/2015	77	Addition	122,165						5/19/2015	Permit Insp	PC	PHIL C							
9/1/2009	799	Wood Dec	9,000						1/16/2009	Meas/Inspect	372	PATRIOT							
12/3/2004	1159	Re-Roof	5,000						11/3/2000	Inspected	264	PATRIOT							
10/8/2004	992	Manual	10,000						10/31/2000	Hearing Chag	201	PATRIOT							
1/5/1998	3	Manual	3,000						11/17/1999	Mailer Sent									
10/22/1996	550	Manual	5,000						11/1/1999	Measured	256	PATRIOT							
									10/1/1991		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

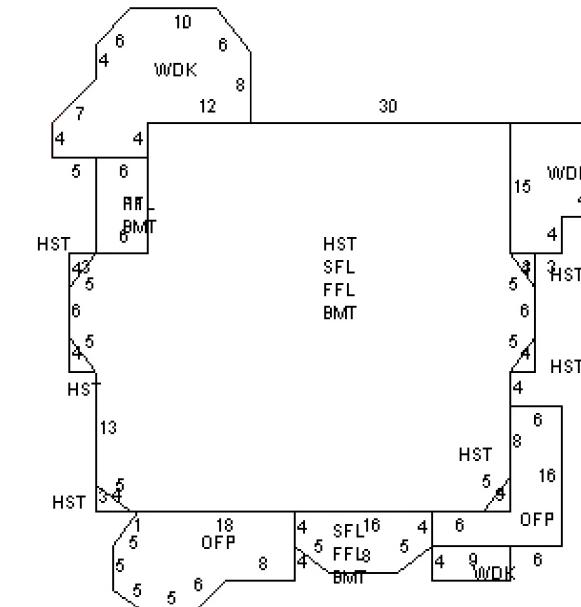
Type:	12 - Multi-Conver	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	2	Rating: Very Good
A HBth:		Rating:
OthrFix:	1	Rating: Very Good

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B+	- Good (+)
Year Blt:	1900	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:	G16	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	2 - Softwood
Sec Floors:	3 - Hardwood
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**Phys Cond:**

GV - Good-VG

10. %

Functional: %

Economic: %

Special: %

Override: %

Total: 10.8 %

CALC SUMMARY

Basic \$ / SQ: 170.00

Size Adj.: 0.83820575

Const Adj.: 1.00289977

Adj \$ / SQ: 142.908

Other Features: 201650

Grade Factor: 1.46

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1585743

Depreciation: 171260

Depreciated Total: 1414482

REMODELING**RES BREAKDOWN**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

No Unit RMS BRS FL

1 7 4

1 7 3

Totals

2 14 7

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 208.65

Special Features: 0 Val/Su Net: 163.75

Final Total: 1414500 Val/Su SzAd 253.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	2,284	42.870	97,921	HST	100	UNF	35	
FFL	First Floor	2,284	142.910	326,402					
SFL	Second Floor	2,218	142.910	316,970					
HST	Half Story	1,077	122.900	132,364					
WDK	Deck	443	8.280	3,669					
OPF	Open Porch	332	21.530	7,149					
Net Sketched Area: 8,638				Total: 884,475					
Size Ad	5579	Gross Area	9715	FinArea	5202				

SUB AREA DETAIL**IMAGE****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID 129.0-0001-0004.0

More: N

Total Yard Items:

Total Special Features:

Total: